

**Denton County
Juli Luke
County Clerk**

Instrument Number: 165456

ERecordings-RP

AMENDMENT

Recorded On: September 09, 2021 02:25 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 165456
Receipt Number: 20210909000627
Recorded Date/Time: September 09, 2021 02:25 PM
User: Diana P
Station: Station 37

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
NORTHWOOD MANOR RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Northwood Manor Residential Community, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Northwood Manor Residential Community, Inc., recorded as Document No. 2020-77950, in the Official Public Records of Denton County, Texas.

1. The name of the subdivision: Northwood Manor.
2. The name of the association: Northwood Manor Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: Lots 1 through 31, Block A; Lots 1 through 9, Block B; Lots 1 through 21, Block C; Lots 1 through 61, Block D; Lots 1 through 34, Block E; and Lots 1 through 12, Block F, Northwood Manor, a subdivision in the City of Frisco, Denton County, Texas, according to the map or plat thereof recorded as Document No. 2020-171 of the Plat Records of Denton County, Texas.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association Northwood Manor Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave, Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the association:

 Name: Neighborhood Management, Inc.
 Attn.: Beverly Coghlan
 Mailing Address: 1024 S. Greenville Ave, Suite 230, Allen, Texas 75002
 Telephone Number: 972-359-1548
 Email Address: managementcertificate@nmitx.com
7. Website to access the association's dedicatory instruments:
 <https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment - \$400.00.

Transfer Fee - \$250.00

Resale Certificate Fee - \$350.00 + \$25.00 Homewise Fee

Refinance Fee - \$150.00

Rush Fee - \$75.00

Resale Certificate Fee Update – Free up to 14 days. Updates from 14 to 180 days - \$100.00 plus \$5.00 Homewise Fee

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

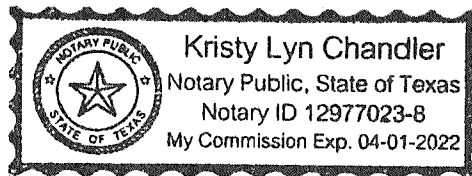
NORTHWOOD MANOR RESIDENTIAL COMMUNITY,
INC., a Texas nonprofit corporation

By: 38
Bobby Samuel, Vice President

STATE OF TEXAS §
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COUNTY OF Collin §

This instrument was acknowledged before me this 25 day of August, 2021 by Bobby Samuel, Vice President of Northwood Manor Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Kristy Lyn Chandler
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Northwood Manor, recorded as Document No. 2020-77589, Official Public Records of Denton County, Texas.
2. Northwood Manor Adoption of Working Capital Assessment, recorded as Document No. 2020-77947, Official Public Records of Denton County, Texas.
3. Northwood Manor Community Manual, recorded as Document No. 2020-77948, Official Public Records of Denton County, Texas.
4. Northwood Manor First Supplement to Community Manual, recorded as Document No. 2021-159350, Official Public Records of Denton County, Texas.

ATTACHMENT 1

NORTHWOOD MANOR RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE